

043.A

0005

0015.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

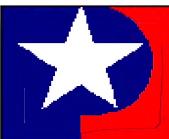
482,500 / 482,500

USE VALUE:

482,500 / 482,500

ASSESSED:

482,500 / 482,500


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
65-67		WEBSTER ST, ARLINGTON

Legal Description		User Acct
		290351
		GIS Ref
		GIS Ref
		Insp Date
		06/14/18

OWNERSHIP	Unit #:	2
Owner 1: GAUDET GLENN S/ TRUSTEE		
Owner 2: GLENN S GAUDET 2021 TRUST		
Owner 3:		
Street 1: 67 WEBSTER ST		
Street 2:		

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER			
Owner 1: GAUDET GLENN -			
Owner 2: -			
Street 1: 67 WEBSTER ST			
Twn/City: ARLINGTON	St/Prov: MA	Cntry:	
	Postal: 02474		

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1155 Square Feet, with 3 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7940														G9		

PREVIOUS ASSESSMENT										Parcel ID	Parcel ID 043.A-0005-0015.2								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	102	FV	482,500	0	.	.	482,500		Year end	12/23/2021									
2021	102	FV	468,700	0	.	.	468,700		Year End Roll	12/10/2020									
2020	102	FV	461,800	0	.	.	461,800	461,800	Year End Roll	12/18/2019									
2019	102	FV	475,400	0	.	.	475,400	475,400	Year End Roll	1/3/2019									
2018	102	FV	420,600	0	.	.	420,600	420,600	Year End Roll	12/20/2017									
2017	102	FV	383,600	0	.	.	383,600	383,600	Year End Roll	1/3/2017									
2016	102	FV	383,600	0	.	.	383,600	383,600	Year End	1/4/2016									
2015	102	FV	354,600	0	.	.	354,600	354,600	Year End Roll	12/11/2014									

SALES INFORMATION										TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes									
GAUDET GLENN,	78944-349	1	10/19/2021	Convenience		1	No	No										
FLYNN DONALD M	49307-331		4/18/2007	Family			No	No	M DEED									

BUILDING PERMITS										ACTIVITY INFORMATION								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
10/11/2019		Mail Update							10/11/2019		MM	Mary M						
6/14/2018		Measured							6/14/2018		DGM	D Mann						
12/4/2008		MLS							12/4/2008		MM	Mary M						
2/4/2008		External Ins							2/4/2008		BR	B Rossignol						

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv	1	Rating: Very Good		A Bath:	Rating:			PDAS.									
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:												
(Liv) Units: 3	Total: 3			A 3QBth:	Rating:												
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:												
Frame: 1 - Wood				A HBth:	Rating:												
Prime Wall: 5 - Asbestos				OthrFix:	Rating:												
Sec Wall:		%															
Roof Struct: 2 - Hip								RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl								1st Res Grid	Desc: Line 1	# Units 1							
Color: GRAY								Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:								Other									
GENERAL INFORMATION								Upper									
Grade: C+ - Average (+)								Lvl 2									
Year Blt: 1923	Eff Yr Blt:							Lvl 1									
Alt LUC:	Alt %:							Lower									
Jurisdict: G9	Fact: .							Totals	RMS: 5	BRs: 2	Baths: 1	HB					
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRs	FL					
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	5	2						
Sec Int Wall:		%		Floor: 2 - 2nd Floor				Additions:									
Partition: T - Typical				% Own: 52.000000000				Kitchen:									
Prim Floors: 4 - Carpet				Name:				Baths:									
Sec Floors:		%						Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 043.A-0005-0015.2													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																